

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
APRIL 9, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, April 9, 2013 in the Council Chambers of the Melvin Municipal Office Building, commencing at 1:35 p.m. The following members were present: Chair Kathleen Sullivan, Justin Outling, Ellen Sheridan, Shermin Ata, Tyler Quinn, and Kimberly Moore-Dudley. Staff present included Mark Wayman, Inspectors Lori Loosemore, Don Sheffield, Roy McDougal, Chris Jones, Don Foster, and Roddy Covington. Also present was Mike Williams, Attorney for the Commission and Mary Lynn Anderson, City Attorney's Office.

**APPROVAL OF MARCH 12, 2013 MINUTES:**

Ms. Sheridan moved to approve the minutes from the March 12, 2013 meeting as written, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

**CHANGES TO THE AGENDA:**

Ms. Loosemore stated that 3106 Immanuel Road will need to be removed from the agenda due to an error in service if no one is present to speak on the case. In addition, Chair Sullivan indicated that a request has been made to move 6 Partnership Court to the beginning of new cases. Members agreed by acclamation to the changes in agenda.

City staff and speakers from the audience were sworn as to their testimony in the following matters.

**NEW CASES:**

- (1) 6 Partnership Court** (TMN 292-6-9) Habitat for Humanity of Greater Greensboro, Owner – In the Matter of the Order to Repair, Alter or Improve Structure(s). Inspectors McDougal and Loosemore  
**(CONTINUED UNTIL JULY 9, 2013 MEETING)**

Inspector Loosemore stated that the property was originally inspected on November 2, 2011. All parties of interest were notified. The date of the hearing was May 17, 2012 and no one appeared for the hearing. The order was issued on May 17, 2012 and expired on June 8, 2012. The City did have to order the property secured and the City secured it. There are children in the area but there are no schools nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include vagrants going in and out of the unit and there are children in the area, the property had to be secured; cracked or missing electrical outlet cover, two electrical receptacles missing cover plates in living room; electrical switch missing cover plate in living room; exposed wiring in hall closet where water heater was removed; electric power not on, vacant unit; electrical receptacle in third and second bedrooms missing cover plate; two electrical receptacles missing cover plates in first bedroom; front storm door arm closure is missing; smoke detectors are required in all bedrooms, in hallways outside bedrooms and on all levels; foundation doors must be able to close and lock;

duct system must be capable of performing required function; unclean, unsanitary floors, ceiling—debris and trash inside unit; hole in the wall at washer and dryer closet, and wall in hallway; holes in the wall closet where water heater was; hole in the walls in living room and third bedroom; ceiling in hallway leading to attic is missing door; window panes broken out of windows in first and third bedrooms; screen on kitchen window is torn apart and missing on other windows; steps for side porch need to be repaired; wooden side porch and side porch steps need weather coating; exterior wood frame around the side door has rotting wood; ceiling and walls in unit need painting.

Inspector Sheffield stated that one permit was pulled in 2010 for meter work. There have been no inspections performed since then.

Chair Sullivan asked if anyone was present wishing to speak on this matter.

Phil Barbee, 617 North Elm, Habitat for Humanity, provided a brief history of the house. He indicated that a sales contract has been signed with George Lawson. Mr. Lawson, 203 Peach Orchard Drive, requested a continuance of 90 days to complete repairs. Mr. Lawson has spoken with inspectors and is aware of the violations that need to be addressed.

Ms. Ata moved to continue the case until the July 9, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

- (2) 3106 Immanuel Road (TMN 175-2-3/Parcel #0018331) Loraine and Martin Robinson, Owner(s) – In the Matter of Order to Repair, Alter or Improve Structure(s). Inspectors Jones and Loosemore. (REMOVED FROM THE AGENDA – MAIL SERVICE ISSUE)**

There was no one present to speak on this case.

Mr. Quinn moved to remove 3106 Immanuel Road to do proper service, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

- (3) 319 Craig Street (TMN 79-5-2) William Roscoe Williamson c/o Wanda B. Daughtry and Winifred Magnum, Owner(s) - In the Matter of Order to Repair or Demolish. Inspectors Jones and Loosemore (INSPECTOR UPHELD)**

Inspector Loosemore stated that the original inspection was made on March 21, 2011. The date of the hearing was June 6, 2012. The order was issued on June 6, 2012 and expired July 6, 2012. The City did not have to order the property secured. There are children in the area; however, there are no schools nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical panel missing knock out blanks; power not on at time of inspection, needs to be on and inspected before case can be completed; doors difficult to operate; missing smoke detectors; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood in other defective material must be

corrected; roof has rotten roof sheathing; ceiling contains holes, loose material and/or in disrepair; doors need to be weather tight; every window shall open and close as manufactured; window glazing is broken; roof leaks.

Inspector Sheffield stated that no permits have been pulled for this property.

There was no one present wishing to speak on this property. Inspectors Jones and Loosemore indicated that no contact had been made by the owner relative to this property.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 319 Craig Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**(4) 210 N Regan Street (TMN 28-11-26) Haydar and Fayzah Elnoush, Owner(s) - In the Matter of Order to Repair, Alter or Improve Structure(s). Inspectors Covington and Loosemore (CONTINUED TO JULY 9, 2013 MEETING)**

Inspector Loosemore stated that the property was originally inspected on March 23, 2012. The date of the hearing was April 23, 2012 and no one appeared. The order was issued on May 3, 2012 and expired on June 4, 2012. The City ordered the property secured and the owner secured it on February 13, 2012. There are children in the area; however, there is not a school located nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include property open and vacant, ordered secured; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; deck, porch and/or patio flooring rotten or in disrepair; ceiling contains holes, rotten and/or in disrepair; doors need to be weather tight; locks not maintained or missing from windows; screens required on doors; windows need glazing, broken windows; roof drains, gutters and downspouts in disrepair; cracked or missing electrical outlet cover; cracked or missing switch plate cover, light switch; electrical equipment needs to be properly installed and maintained, loose light switch upstairs area; exposed wiring at light fixture; open ground outlets; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; missing smoke detectors, smoke alarms are required in each bedroom/common areas; inoperable smoke detectors; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material must be corrected; rotten flooring must be

repaired, building permit required; loose floor covering must be repaired or replaced; bathroom must have a door and interior lock; bedrooms must have a door and interior lock; locks not maintained or missing from windows; every window shall open and close as manufactured; windows need to be weather tight; water heater not properly installed or maintained; exterior walls have loose or rotted material, crawl space door; property needs to be graded to prevent accumulation of standing water; handrails are loose, damaged or improperly maintained.

Inspector Sheffield stated that an electrical permit was secured April 8, 2013 and a building permit was secured today, April 9, 2013.

Chair Sullivan asked if anyone was present wishing to speak on this property.

Ernest Knight, 608 Summit Avenue, stated that permits have been pulled and work is currently being done to repair the violations. He projected a timeline of 90 days to repair violations. Inspector Covington said that progress had been made on the property and he felt that repairs could be completed within 90 days.

Mr. Knight stated that he is employed by the owners to repair the property. He commented that the debris shown in the video has been cleaned up and hauled away.

Ms. Moore-Dudley moved to continue the case until the July 9, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

**(5) 1026 S. Pearson Street** (TMN 30-7-12/Parcel #0002854) Celestine Simmons, Owner - In the Matter of the Order to Repair, Alter or Improve Structure(s). Inspectors Covington and Loosemore.  
**(INSPECTOR UPHELD)**

Inspector Loosemore stated that the owner, Celestine Simmons, has requested to speak before the video of the property is shown. Ms. Simmons, 612 Martin Luther King Drive, stated that she has numerous personal items inside the house. She expressed concern that items might be stolen from the interior of the house since the information is public. She noted that items on the exterior of the property had been stolen. She provided details concerning foreclosure of the property.

A break was taken from 2:10 p.m. until 2:15 p.m.

Counsel Williams stated that since this is a quasi-judicial meeting governed by rules and procedures established by the State of North Carolina, it is mandatory that the video of the property be shown.

Inspector Loosemore stated that the property was originally inspected on May 9, 2012. The date of the hearing was October 22, 2012 and no one appeared. The order was issued on October 22, 2012 and expired November 21, 2012. The City had to order the property secured and it was secured by the City on May 12, 2012. There are children in the area and no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the property was ordered to be secured and the City secured it. The complaint originated from the police department as being open and vacant. The list of violations include power not on at time of inspection, needs to be on and inspected before case can be completed; missing

smoke detectors; inoperable smoke detectors; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; water not on at time of inspection, needs to be on and inspected before case can be completed; unclean and unsanitary floors, ceilings and/or walls; broken windows; heating system not maintaining 68 degrees in habitable rooms, bathrooms, in disrepair; locks not maintained or missing from windows, hole in ceiling in what appears to be the laundry room; electrical equipment is in disrepair, electrical meter on exterior.

Inspector Sheffield stated that an electrical permit was pulled in February but there have been no inspections.

Celestine Simmons, 612 Martin Luther King Drive, explained that this property was previously a rental property, not her residence. She has filed for bankruptcy and provided details of actions taken by the bank and the foreclosure process. Ms. Moore-Dudley pointed out that information indicates a title search was made last year and she was still the legal owner of the property. Ms. Simmons stated that she thought she was rid of the property when she filed bankruptcy. Her original intent was to move into the property but she did not realize how much damage was done to the property by vandals.

Mr. Outling asked Ms. Simmons to clarify her intent moving forward with this property as she is still the owner. She stated that she was uncertain.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1026 Pearson Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**(6) 1543 McCormick Street** (TMN 84-6-28/Parcel 0008852) Keith Pearson, Owner – In the Matter of Order to Repair, Alter or Improve Structure(s). Inspectors Covington and Loosemore **(CONTINUED UNTIL MAY 14, 2013 MEETING)**

Inspector Loosemore stated that this property was originally inspected on June 26, 2012. The date of the hearing was August 13, 2012 and no one appeared for the hearing. The order was issued on August 13, 2012 and expired September 13, 2012. The City had to order the property secured and the owner secured it on July 13, 2012. There are children in the area and no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include dwelling needs 3 wire, 120/240 volt 60 amp service; electrical equipment needs to be properly installed and maintained, an electrical permit from the City is required before the work is started; exposed wiring at outlet, exposed wiring at light fixture; power not on at time of inspection, needs to be on and inspected before case can be completed, unsafe electrical wiring; missing smoke detectors; inoperable smoke detectors, gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed, unclean and unsanitary floors, ceilings and/or walls, structure has been gutted; wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced, no floor covering; ceiling contains holes, loose material and/or in disrepair; doors need to be weather tight; bathroom just have a door and interior lock; double keyed deadbolt not permitted on means of egress door; bedrooms must have a door and interior lock; locks not maintained or missing from windows, screens required on windows; every window shall open and close as manufactured; broken windows; windows need to be weather tight; exterior wood surfaces need to be maintained by painting or other protective coating, exterior walls contain holes and/or breaks, exterior walls have loose or rotted material, foundation wall has holes or cracks, duct system must be capable of performing required function, duct work on the ground; plumbing fixtures must have adequate clearance for usage and cleaning, roof has leaks, appears to leak/tree fell on house; deck, porch and/or patio flooring rotten or in disrepair, back porch; screens on doors should be self-closing and latching, screen door in disrepair.

Inspector Sheffield stated that there is an expired plumbing permit purchased in 2008.

Chair Sullivan asked if anyone was present wishing to speak on this property.

Keith Pearson, P.O. Box 4107, Stokesdale, North Carolina, stated that he purchased the property as an investment one month before the real estate crash and was unable to secure funds necessary to finish repairs. He has repaired the foundation; the floor joist was redone; and the roof was replaced. He requested 90 days to receive funding through the Rental Housing Investment Program. Mr. Pearson explained details of the program and indicated application to the program cannot occur until matching funds are in place. He has secured roughly two-thirds of the funds necessary to apply for the program. His intent is to finish the project.

Ms. Moore-Dudley expressed concern that the property has been gutted and sitting for four years.

Patricia Wysneski, 1607 Bayliff Street, reminded the Commission that the property has been in disrepair for a number of years. She urged members to uphold the Inspector to force the issue to resolution.

Ms. Ata pointed out that Mr. Pearson is saving money toward applying to the grant fund and she was in support of giving the owner another chance. She expressed concern with the hazardous condition of the property's exterior and she asked the owner to secure and clean-up the property.

Ms. Ata moved to continue the case for 90 days. There was no second and the motion failed.

Ms. Moore-Dudley commented that four years have passed and more should have been done to the property. In addition, she noted neighborhood concerns about the condition of the property.

Ms. Moore-Dudley moved to continue the case for 30 days until the May 14, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

**(7) 2012 Sharonbrook Drive** (TMN 293-5-10/Parcel 0032312) Emanuel Agapion, Owner – In the Matter of the Order to Repair, Alter or Improve Structure(s). Inspectors McDougal and Loosemore.  
**(INSPECTOR UPHELD)**

Inspector Loosemore stated that this property was originally inspected on July 26, 2012. The date of the hearing was August 31, 2012. The order was issued on August 31, 2012 and expired October 1, 2012. The City ordered the property secured and the owner secured it on September 4, 2012.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Jones; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the property was originally open and vacant and has been secured. The list of violations include cracked or missing electrical outlet cover plate in living room; electrical equipment needs to be properly installed and maintained, electric baseboard heater is missing cover in living room; power not on at time of inspection, needs to be on and inspected before case can be completed, no electrical power service; cracked or missing electrical outlet cover, electric receptacle in living room is missing cover plate; electrical equipment needs to be properly installed and maintained, (3) electric receptacles in second bedroom have sockets busted out; cracked or missing electrical outlet cover, electric receptacle missing cover plate in second bedroom; electrical equipment needs to be properly installed and maintained, thermostat in hallway is busted and parts missing; electrical equipment needs to be properly installed and maintained, electric receptacle in third bedroom has busted top socket; electrical equipment needs to be properly installed and maintained, exposed wiring at exterior electric meter and breaker box; foundation door is off hinges; floor area between kitchen and third bedroom is sinking, needs permit from City to make repair; unclean and unsanitary floors, ceilings and/or walls, debris accumulated inside unit; hole in bathroom door; unclean and unsanitary floors, ceilings and/or walls, under kitchen sink is unclean and unsanitary; loose floor covering must be repaired or replaced, kitchen floor covering is loose and coming apart; unclean and unsanitary floors, ceilings and/or walls, all surfaces in unit are unclean and unsanitary; peeling, chipping or flaking paint must be repaired, removed covered; unclean and unsanitary floors, ceilings and/or walls, floors and floor carpeted areas are unclean and unsanitary; hole in second bedroom, plumbing facilities must be maintained in a safe, sanitary and functional condition, exterior rear faucet needs turn valve; exterior wood surfaces need to be maintained by painting or other protective coating; exterior front porch guardrails need weather coating; doors difficult to operate, front storm door missing bottom panel; door difficult to operate, front storm door missing handle, door difficult to operation, third bedroom door knob is busted; third bedroom door leading to kitchen is missing door knob; missing smoke detectors, smoke detectors are required in all sleeping areas, in hallway outside; inoperable smoke detector; smoke detectors in unit are not working; electric not on at time of inspection, needs to be on and inspected before case can be completed; heating system not maintaining 68 degrees in habitable rooms, bathrooms, furnace has been dismantled and parts missing; water not on at time of inspection, needs to be on and inspected before case can be completed, no water service; unclean and unsanitary floors, ceilings and/or walls, return vent cover in hallway ceiling is unclean and unsanitary; wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected, hole in wall in hall closet; rotten flooring must be repaired, building permit required.

Inspector Sheffield stated that a building permit was pulled in 2006 and cancelled. In addition, two electrical permits were pulled in 2007 and have been finalized.

There was no one present wishing to speak on this property.

Ms. Sheridan moved to uphold the Inspector. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Moore-Dudley, Ata, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 2012 Sharonbrook Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**(8) 2508 Larkspur Drive (TMN 407-7-4/Parcel# 0044163) Lucille Hairston, Owner - In the Matter of the Order to Repair, Alter or Improve Structure(s). McDougal and Loosemore (CONTINUED UNTIL MAY 14, 2013 MEETING)**

Inspector Loosemore stated that the property was originally inspected on August 16, 2011. The date of the hearing was November 23, 2011. The order was issued November 28, 2012 and expired December 28, 2012. The City did not have to order the property to be secured. There are children in the area but no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include cracked or missing electrical outlet cover, in dining room/kitchen area there are three electric switches missing cover plates, receptacles are missing cover plates, three electric receptacles missing cover plates in the first bedroom; electrical equipment needs to be properly installed and maintained, three electric receptacles in the living room do not work, receptacles are not working in the first bedroom, receptacles in the master bedroom do not work; cracked or missing electrical outlet cover; three electrical receptacles are missing cover plates in second bedroom; cracked or missing switch plate cover, first bedroom light switch is missing cover plate; electrical equipment needs to be properly installed and maintained, electrical receptacles in first bedroom has a busted to socket, two electrical receptacles are not working in second bedroom, master bedroom light switch does not work; electrical equipment needs to be properly installed and maintained, need an electrical receptacle in master bathroom and must be GFI installed by a licensed electrician with permit from the City; electrical equipment needs to be properly installed and maintained, exterior front yard light fixture does not work, light fixtures in unit need globes, bathroom exhaust fan does not work, fan doesn't work properly in first bedroom, chain needs to be extended, needs a pull chain; missing smoke detectors, required in bedrooms; inoperable smoke detectors, smoke detector in hallway does not work; windows not readily accessible in case of emergency, bars on windows with no inside release or key for locks; hallway bathroom commode loose and unstable, hallway bathroom tub diverter broken, kitchen sink sprayer not working, kitchen sink faucet is very loose; leak on drain line under kitchen sink; doors difficult to operate, kitchen door leading to back enclosed porch, locking door knob is busted; bedroom must have door and interior lock, first bedroom door does not have a lock; heating system in this unit does not work; air conditioning unit does not work; loose floor covering must be repaired or replaced, hallway bathroom floor covering is loose and coming apart; loose floor covering must be repaired or replaced, nails backing out of wood floor areas, electrical equipment needs to be properly installed and maintained, front and back door light fixtures need globes; roof drains, gutters and downspouts in disrepair, gutters need cleaning out, downspouts on house need repairing, gutters leak when raining due to holes; front porch guard rail is very loose; handrails loose,



damaged or improperly maintained; doors need to be weather tight, front door is not weather tight; wall has peeling, chipping or flaking paint that must be repaired, removed or covered, walls and ceiling in unit need painting; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; hole in wall in living room; holes in wall in master bedroom; hole in wall in master bathroom where soap dish was supposed to be; rotten flooring must be repaired and building permit is required, hallway bathroom floor is sinking; dwelling shall be kept free from insect and rodent infestation, unit is infested with fleas and must have licensed exterminator to correct this violation and inspector must see receipt; dwelling shall be kept free from insect and rodent infestation, unit infested with roaches; doors difficult to operate—master bathroom locking door knob does not work, second bedroom locking door knob does not work, cabinets are missing doors in kitchen, kitchen cabinet doors missing door knobs; plumbing facilities must be maintained in a safe, sanitary and functional condition.

Inspectors Loosemore and McDougal have had no communication from the owner regarding this property.

Inspector Sheffield stated that there is a new air conditioning unit and the mechanical inspection has passed. They have a permit to replace the heating/air conditioning.

Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted 3-3 and the motion failed. (Ayes: Outling, Ata, Quinn. Nays: Sullivan, Sheridan, Moore-Dudley.)

Ms. Moore-Dudley noted that the property is clean and there appears to be activity at the house.

Mr. Outling stated his concern that no one appeared at the meeting to speak on the property.

Ms. Moore-Dudley moved to continue the case for 30 days until the May 14, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Sheridan, Moore-Dudley. Nays: None.)

**(9) 1604 Lucas Avenue** (TMN 419-4-3/Parcel #0045894) Nagamani Komma and Unknown Spouse, Owner(s) - In the Matter of the Order to Repair, Alter or Improve Structure(s). Inspectors McDougal and Loosemore **(CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Inspector Loosemore stated that the property was originally inspected on January 19, 2012. The hearing was held April 20, 2012 and no one appeared. The order was issued on April 24, 2012 and expired May 24, 2012. The property did not have to be ordered secured. There are children in the area but no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Loosemore; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated the list of inspections include electrical panel box needs to have cover put back on, electrical receptacle near kitchen sink is very loose; no electric power on at time of inspection although there was power on April 8, 2013, violation is left open because each outlet could not be tested; front storm door needs arm closure; smoke detectors are required in all sleeping areas, in hallway outside sleeping area and on all levels; need carbon monoxide detector; walls have cracks, holes or loose plaster, decayed wood or other defective material and must be corrected because of roof leak water damage; rotten flooring must be repaired, building permit required, in rear utility room, floor is sinking and needs permit to repair; doors need to be weather tight, back door is not weather tight; locks not maintained or missing from windows, windows in unit need locks; windows need to be weather tight; unclean and unsanitary floors, ceilings and/or walls, around bathtub and bathtub walls; water not on at time of inspection and needs to be on and inspected before case can be completed; exterior wood surfaces need to be maintained by painting

or other protective coating, fascia board on side of garage needs painting; all accessory structure shall be maintained structurally sound and in good repair, side door on garage has rotting wood.

Inspector Sheffield stated that no permits have been taken out for this property although several permits are required.

Inspector Loosemore stated that Ms. Komma did not know there were violations when she purchased the property. They started making the repairs before they were advised that permits were required. She advised Ms. Komma that she would need to speak with the building inspection section on how the work would need to be resolved for the items repaired without permits.

Nagamani Komma, owner, and Doyle McGregory, 6920 Spencer Dixon Road spoke on the property. Mr. McGregory is a real estate agent with Prudential Yost and Little. He sold the property to Ms. Komma on December 14, 2012 through a foreclosure and was unaware of the violations. Ms. Komma put a new roof on the house shortly after buying the property to be able to rent the property. She was notified of the violations on April 1, 2013. He requested 60 days for proper permits to be pulled and work to be completed. He felt that most of the repairs had already been completed.

Ms. Moore-Dudley moved to uphold the Inspector. There was no second and the motion failed.

Mr. Outling moved to continue the case for 60 days until the June 11, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Sheridan, Moore-Dudley. Nays: None.)

**(10) 1604 and 1604-A Lees Chapel Road (420-5-16/Parcel #0046017) Jeffrey Jackson, Owner – Jeffrey O. Jackson, Owner – In the Matter of Order To Repair or Demolish. Inspectors McDougal and Loosemore (BOTH PROPERTIES CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Inspector Loosemore clarified that these are two properties on one lot. Counsel Williams stated that these properties should be heard separately as they are two separate structures. It was noted that the house with numbers on it is referred to as “1604” while the house without numbers is being referred to as “1604-A”.

- 1604 Lees Chapel Road

Inspector Loosemore stated that 1604 Lees Chapel Road was originally inspected on September 9, 2011. The hearing was held on May 25, 2012 and no one appeared. The order was issued on May 25, 2012 and expired on June 25, 2012. The City did not have to order the property secured. There are children in the area but there is no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector Foster; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include cracked or missing electrical outlet cover, unit has missing electrical receptacle cover plates; cracked or missing switch plate cover, unit has missing electrical switch plate cover; electrical equipment needs to be properly installed and maintained, front porch light fixture is in disrepair and needs a globe; electrical equipment needs to be properly installed and maintained, bathroom is required to have electrical receptacle and must be GFCI installed by licensed electrician with permit from the City; missing smoke detectors, required in all bedrooms and hallway outside of bedrooms; bathroom must have a door and interior lock; bedroom must have a door and interior lock; equipment to detect, actuate an alarm or suppress/control a fire missing and/or not maintained, unit needs carbon monoxide detector; exterior wood surfaces need to be maintained by painting or other protective

coating, needs protective coating on exposed wood fascia boards, side wood deck, wood steps and guard rails need protective coating; exterior walls contain holes and/or breaks, side and front porch roof fascia board covering is missing; guardrails are loose, damaged or improperly maintained, exterior metal guardrails and metal poles for roof support need weather coating; side wood deck needs guardrails; side wood deck steps need handrails; at the bottom of exterior wood frames for sliding glass doors on deck is rotting wood; front storm door missing arm closure; metal stakes sticking up out of ground near front porch are unsafe and were formerly used to hold landscaping timbers which have rotted away; all exterior property shall be maintained free from weeds/plant growth in excess of 12", vines growing on house; steps are rotten or in disrepair, nails backing out of wood deck steps and wood deck.

Jeffrey Jackson, 542 Neil Road, Madison, North Carolina, stated that he plans to use 1604 Lees Chapel as his primary residence. He indicated that he was a residential general contractor. The only outlay of money would be for an electrical contractor. He has his own supplies and materials. He has cleaned up all debris on the two-acre property. He requested 90 days to complete the repairs for both 1604 and 1604-A Lees Chapel Road.

Chair Sullivan expressed concern that almost two years have passed since the property was originally inspected.

Ms. Moore-Dixon moved to continue the case 60 days until the June 11, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Sheridan, Moore-Dudley. Nays: None.)

- 1604-A Lees Chapel Road

Inspector Loosemore stated that 1604 Lees Chapel Road was originally inspected on September 9, 2011. The hearing was held on May 25, 2012 and no one appeared. The order was issued on May 25, 2012 and expired on June 25, 2012. The City did not have to order the property secured. There are children in the area but there is no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector Foster; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations includes plumbing pipes or fixtures broken, burst, frozen or inoperable, raw sewage leaking onto ground and into neighbors yard; sewer line not properly installed and/or maintained, plumbing sewer line is leaking; cracked or missing electrical outlet cover, electrical receptacle is missing cover plate in basement and sockets are hanging loose; electrical equipment needs to be properly installed and maintained; florescent light fixtures (3) in basement ceiling are missing covers; exposed wiring at light fixture, exterior light fixture at side window is hanging loose with exposed wiring; cracked or missing electrical outlet cover, electric receptacles for clothes dryer is missing cover plate; basement entrance light fixture is not working and needs a globe basement entrance storm door needs an arm closure, rear upstairs entrance storm door needs an arm closure; handrails are required on one side of stair having more than 4 risers, need handrail for stairway leading to basement; missing smoke detectors, need smoke detectors in bedroom and in basement; sewer line not properly installed and/or maintained, washing machine drain line is not hooked up to sewer system-going onto ground; water heater relief valve improperly installed and/or maintained, water heater relief valve needs to be piped down; plumbing fixtures/toilet seat loose and not properly secured, bathroom commode loose and unstable; exterior wood surfaces need to be maintained by painting or other protective coating: exterior wood deck and support poles need weather coating, exterior exposed wood wall covering at side windows need weather coating, wood steps leading to upstairs entrance need weather coating; guardrails are loose, damaged, or improperly maintained, exterior rear upstairs entrance metal guardrail needs weather coating;

handrails are loose, damaged, improperly maintained, exterior metal handrail for rear upstairs entrance needs weather coating; unclean/unsanitary floors, ceilings and walls, upstairs interior surfaces are unclean and unsanitary, accumulated debris in unit; wall has cracked or loose plaster, decayed wood or other defective material must be corrected, wallboard and wall covering is missing around panel box in bedroom; ceiling contains holes, rotten and/or in disrepair, hole in kitchen ceiling, ceiling tiles are missing from basement ceiling, doors difficult to operate, holes in bedroom door, bedroom door wood frame is busted.

Inspector Sheffield stated that no permits have been pulled for this property.

Jeffrey Jackson, 542 Neil Road, stated that he has funds to complete the repairs and the exterior land has been cleaned.

Ms. Ata moved to continue the case 90 days. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case 60 days until the June 11, 2013 meeting, seconded by Mr. Quinn. The Commission voted unanimously 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Sheridan, Moore-Dudley. Nays: Outling.)

Ms. Moore-Dudley moved to excuse Mr. Quinn from the meeting, seconded by Mr. Outling. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Moore-Dudley. Nays: None.)

Mr. Quinn left the meeting at 3:35 p.m.

A recess was taken from 3:35 p.m. until 3:55 p.m.

**(11) 1516 Tucker Street (TMN 180-7-2) Clarence and Margaret Faucette III, Owner(s) – In the Matter of Order to Repair or Demolish. Inspectors McDougal and Loosemore. (INSPECTOR UPHELD)**

Inspector Loosemore stated that the property was originally inspected on April 27, 2011. The hearing was held on October 6, 2011 and no one appeared. The order was issued on October 11, 2011 and expired on November 10, 2011. The City had to order the property secured and the City secured it. There are children in the area but no school nearby.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include electrical equipment needs to be properly installed and maintained, side door electric fixture is broken, ceiling fan/light fixtures in unit are in disrepair and missing parts, light fixtures are missing globes; needs electric receptacle in bathroom, must be GFCL and needs permit to install this receptacle; electrical equipment needs to be properly installed and maintained, thermostat is missing off the wall, electrical receptacle in the living room is in disrepair and hanging loose; missing smoke detectors, unit needs smoke detectors in bedrooms; duct system must be capable of performing required function, needs filter for return vent; heating system not maintaining 68 degrees in habitable rooms, bathrooms, unit needs working heating system; plumbing facilities must be maintained in a safe, sanitary and functional condition, bathtub faucet fixtures are missing; plumbing not properly connected to public sewer system-- bathroom sink is not connected to sewer system and missing, bathtub is not connected to sewer system and no water supply to bathtub, commode is not connected to sewer system and missing; sewer line not properly installed and/or maintained, exterior sewer line missing clean-out cup; unclean/unsanitary floors, ceilings and/or walls, unclean and unsanitary surfaces throughout

this unit; wall has peeling, chipping or flaking paint that must be repaired, removed or covered, walls and ceilings in the unit need painting; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected, unit has holes in the wall; loose floor covering must be repaired or replaced, interior floor coverings are loose and coming apart; ceiling contains holes, loose material and/or in disrepair, plaster peeling from bedroom ceiling; bathroom must have a door and interior lock, bathroom door needs a lock, bedroom doors need locks; windows in unit need locks; front door window is broken out, window in back of unit is broken out; doors difficult to operate, interior doors are in need of repair and some are missing, unit is missing closet doors, front door is hanging off hinges, front door frame needs repairing and is busted; doors difficult to operate, side door entrance is missing a door, foundation door needs to be able to close and lock needs repairing; attic doorway is in disrepair and will not close properly.

There was no one present wishing to speak on the property.

Ms. Sheridan moved to uphold the Inspector, seconded by Ms. Moore-Dixon. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1516 Tucker Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**(12) 8 Lancer Court (TMN 399-2-81/Parcel #0043474) Citi Investment Group LLC, Owner – In the Matter of Order to Repair or Demolish. Inspectors McDougal and Loosemore (CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Inspector Loosemore stated that the date of original inspection was October 24, 2011. The hearing was held on December 13, 2011 and no one appeared. The order was issued on December 14, 2011 and expired January 13, 2012. The property did not have to be secured. There are children in the area but no school nearby. The case was referred by the Greensboro Fire Department.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include lighting required in public halls, stairways, kitchen, bathroom, laundry room, boiler room, furnace room--light fixtures in required areas destroyed by fire; smoke detectors required in bedrooms and hallways and on all levels—in this unit they must be hardwired because of renovation; water heater relief valve needs to be cleaned out; guardrails are required on front porch because of renovations; handrails required on front steps because of renovations.

Please be advised that because of ongoing renovations, owner has exposed wiring (missing plate covers at electrical receptacles and switches). Also be advised that owner has proper permits to make repairs.

Inspector Sheffield stated that it has been eight or nine months since the last inspection at the property. The electrical rough was approved April 10, 2012; the plumbing was approved February 22, 2012; and the mechanical rough was approved August 20, 2012.

Chair Sullivan asked if anyone was present wishing to speak on this property.

Derrick McDowell, 2618 Battleground Avenue, projected that repairs can be completed within 90 days. Most of the materials necessary for the remaining repairs have been purchased.

Ms. Moore-Dudley moved to continue the case for 60 days until the June 11, 2013 meeting, seconded by Ms. Ata. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Moore-Dudley. Nays: None.)

**(13) 1118 Sykes Avenue** (TMN 204-4-25/Parcel #0021564) Frankie and Dorothy Price, Owner(s) – In the Matter of Order to Repair or Demolish. Inspectors McDougal and Loosemore **(INSPECTOR UPHELD)**

Inspector Loosemore stated that this property was originally inspected on August 25, 2011. The date of the hearing was December 19, 2011 and no one appeared. The order was issued on January 9, 2012 and expired on February 8, 2012. The City had to order the property secured and the City secured it on August 30, 2012. There are children in the area. A recreation center is located next door but there are no schools nearby.

Inspector Loosemore received a call from Mr. Price indicating the house is in foreclosure and due to various reasons; the owner no longer has interest in the property. The owner vacated the property in May, 2011. In addition, she learned that City Mortgage had a foreclosure on the house in 2011 but it was dismissed and they no longer have an interest in the property.

Counsel Williams clarified that the property is still in the first owner's name until the property is foreclosed. Although the bank has indicated they have no interest in the foreclosure, until the mortgage is paid they can start a new foreclosure action at any time. The mortgage can only be released in the Registrar of Deeds Office.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the property was originally open and vacant but has been secured. The list of violations include cracked or missing electrical out covers; electrical receptacles missing cover plate in living room, receptacles have busted cover plates in second bedroom; electrical equipment needs to be properly installed and maintained; need globe for back door light fixture, for interior light fixtures; missing smoke detectors, smoke detectors are required in all bedrooms and hallway; duct system must be capable of performing required function, need to change filter in hallway return vent; plumbing facilities must be maintained in a safe, sanitary and functional condition; bathroom commode is loose and unstable, kitchen sink sprayer is broken; unclean and unsanitary floors, ceilings and/or walls, all surfaces throughout unit are unclean/unsanitary, there is debris accumulated inside unit; wall has peeling, chipping or flaking paint that must be repaired, removed or covered, ceiling and walls in unit need painting; wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected, hole in bathroom wall from

bathroom door knob; rotten flooring must be repaired, building permit required; bathroom floor area is sinking around commode, to correct this violation the owner must acquire a permit from the City of Greensboro; back door interior frame and molding is busted and door cannot be secured because door has been kicked in; exterior wood surfaces need to be maintained by painting or other protective coating, exterior wood frames and sills have peeling and chipping paint, exterior wood front porch and steps need weather coating, exterior wood on back porch and steps need weather coating; steps are rotten or in disrepair, front and back steps need to be repaired, loose; all accessory structures shall be maintained structurally sound and in good repair; debris accumulated on exterior of property; roof drains, gutters and downspouts in disrepair, shingles are loose and falling off roof; doors difficult to operate, front storm door arm closure is broken; all appliances shall be capable of performing the intended function, the air conditioning unit is not working; exterior walls have loose or rotted material, vinyl covering for soffit boards on rear of house is coming loose.

Inspector Sheffield reported that there are no permits for this property.

There was no one present wishing to speak on this property.

Ms. Sheridan moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1516 Tucker Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

#### **CONTINUED CASES:**

**(14) 3702 Cameron Avenue – (TMN 2093-4/Parcel# 0022097) Johanna Ortiz and Oracio Valdez, Owners – In the Matter of Order to Repair, Alter or Improve the Structure(s). Continued from the February 12, 2013 Minimum Housing Commission Meeting. Inspectors Covington and Loosemore (Interpreter – NOT USED) (CONTINUED UNTIL JUNE 11, 2013)**

Inspector Loosemore stated that this case was originally heard on February 12, 2013. The exterior video was taken April 9, 2013 and the interior video being shown is from the February 7, 2013 meeting.

Counsel Williams asked Inspector Loosemore if the exterior video being shown was a fair and accurate representation of the property; the interior video being shown was taken in February, 2013; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 9, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include wall has peeling, chipping or flaking paint that must be repaired, removed or covered; loose floor covering must be repaired or replaced; door need to be weather tight, front door in disrepair; walls have cracks, holes or loose plaster, decayed wood or other

defective material that must be corrected; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; ceiling contains holes, loose material and/or in disrepair, bathroom area.

Chair Sullivan asked if anyone was present wishing to speak on the property.

Johanna Ortiz, 3711 Oak Grove Avenue, requested 60 days to complete all the repairs. She described completed repairs on the interior.

Inspector Covington commented that the interior is approximately 30 percent completed. They have covered the bathroom floor and the electric and plumbing permits have passed the rough stage.

Ms. Sheridan moved to continue the case for 60 days until the June 11, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Outling, Moore-Dudley. Nays: None.)

**(15) 1511 Randolph Avenue – (TMN 76-1-14) Ramon Vasquez (aka Ramon Vasques) and Maria Antonia Garcia Salazar, Owners – In the Matter of Order to Repair, Alter or Improve the Structure(s).**  
Continued from the February 12, 2013 Minimum Housing Commission Meeting. Inspectors Covington and Loosemore (Interpreter) **CONTINUED UNTIL JUNE 11, 2013 MEETING**

Rosa McKenzie, Rosa Translation, stated that she will be serving as an interpreter on behalf of the City of Greensboro.

Ms. McKenzie was sworn as to her testimony in these matters.

Ms. Loosemore stated that the case is continued from the February 12, 2013.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 8, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include windows need to be weather tight; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink; wall has cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired, building permit required; loose floor covering must be repaired or replaced; doors need to be weather tight; locks not maintained or missing from windows; screens required on windows; windows shall open and close as manufactured; windows need glazing; power not on at time of inspection, needs to be on and inspected before case can be completed; missing smoke detectors; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water heater relief valve improperly installed and/or maintained; unclean and unsanitary floors, ceilings and/or walls, wall has peeling, chipping or flaking paint that must be repaired, removed or covered; cracked or missing electrical outlet cover; cracked or missing switch plate cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture.



Translating for the owner, Mr. Vasquez, Ms. McKenzie indicated that work is being done at the property every day. The owner requested 90 days to complete the repairs. He is paying for the project as he goes. The owner estimated the total cost of the project to be \$20,000. The property will be his primary residence.

Inspector Sheffield stated that the property has a building permit but no trade permits or inspections are on file. The owner was advised that electrical, plumbing, and mechanical permits need to be pulled for the property.

Mr. Outling expressed his concern that the owner did not have a plan for completing the project.

Ms. Moore-Dudley moved to continue the case for 60 days until the June 11, 2013 meeting, seconded by Ms. Ata. The Commission voted 4-1 in favor of them motion. (Ayes: Sullivan, Sheridan, Moore-Dudley, Ata. Nays: Outling.)

The owner was advised to address the violations first as he proceeds with the project. In addition, Inspector Covington advised the owner that he needed access to the property within one to three business days prior to the June 11, 2013 meeting to video the property. Mr. Vasquez was asked to return with a plan for completion at the June 11, 2013 meeting.

**(16) 3703 Cameron Avenue – (TMN 209-1-36/Parcel #0022087) Alfredo Rios Vasquez, Owner - In the Matter of Order to Repair, Alter or Improve the Structure(s). Continued from the March 8, 2013 Minimum Housing Commission Meeting. Inspectors McDougal and Loosemore (Interpreter) (CONTINUED UNTIL JUNE 11, 2013 MEETING)**

Inspector Loosemore stated that this case is continued from the March 8, 2013 meeting.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector McDougal; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the list of violations include all appliances shall be capable of performing the intended function, because of a fire there are no appliances—house was gutted; electrical panel loose or damaged, electric panel box loose that connects for exterior air condition unit; as a result of fire the house was gutted on the interior and there is no electrical fixtures or equipment; exposed wiring where exterior air conditioning connects; no doors in unit because of fire—house gutted; smoke detectors are required in all bedrooms, hallways outside bedrooms and on all levels; no duct system—house gutted; unit has no heating system, fire damage—house gutted; unit has no plumbing facilities or fixture, house destroyed by fire—house gutted; unclean and unsanitary floors, ceilings and/or walls due to fire; wall has structural member unable to support imposed load, building permit required; rotten flooring must be repaired, building permit required, interior destroyed by fire—house gutted; rotten roof sheathing, roof sheathing and shingles damaged by fire; no ceilings, destroyed by fire—house gutted; exterior walls damaged by fire; holes in foundation; needs premises identification; front porch and front porch roof overhang support poles damaged by fire; ceiling for front porch damaged by fire, fascia boards on house damaged by fire.

Inspector Sheffield stated that the building permit was pulled March 12, 2013 and an electrical permit was pulled April 12, 2013. There have been no inspections.

Rosa McKenzie, Rosa Translations, served as translator on behalf of the City of Greensboro.

Alfredo Vasquez, owner, resides at 3703 Phillips Drive. He indicated that he has funds to make the repairs and he requested a 90-day continuance. He did not have a timeline to present to members as requested at the last meeting.

Mr. Outling expressed concern that the owner is requesting more time but does not have a plan or timeline to present.

Members noted that Mr. Vasquez has owned the property for a short time.

Inspector Sheffield pointed out that the building permit was taken out by another owner, not Mr. Vasquez. Therefore, the permit is not valid. Mr. Vasquez was advised to notify the City that the wrong name was entered on the permit.

Ms. Moore-Dudley moved to continue the case for 60 days until the June 11, 2013 meeting, seconded by Ms. Sheridan. The Commission voted unanimously 5-0 in favor of them motion. (Ayes: Sullivan, Ata, Sheridan, Moore-Dudley, Outling. Nays: None.)

The owner was asked to return in June, 2013 with a plan for completion.

**(17) 1000 W. Florida Street – (TMN 83-4-25) Alejandro Garcia Cahuich, Owner - In the Matter of Order to Repair, Alter or Improve the Structure(s). Continued from the March 8, 2013 Minimum Housing Commission Meeting. Inspectors Covington and Loosemore (Interpreter) (CONTINUED UNTIL MAY 14, 2013 MEETING)**

Inspector Loosemore stated that this case is continued from the March 8, 2013 meeting.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 4, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the house was originally open and vacant but was secured. This is a fire damaged property and most violations are a result of the fire. The list of violations include exposed wiring at light fixture, power not on at time of inspection, needs to be on and inspected before case can be completed; missing smoke detectors, smoke alarms are required in each bedroom; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; water not on at time of inspection, needs to be on before case can be completed; unclean, unsanitary floors, ceilings and/or walls due to fire damage; rotten flooring must be repaired due to fire damage, building permit required; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or disrepair; doors need to be weather tight due to fire damage; locks not maintained or missing from windows; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; flashing required around chimney; foundation wall has holes or cracks; guardrails are loose, damaged or improperly maintained; steps are rotten or in disrepair due to fire damage; deck, porch and/or patio flooring or in disrepair due to fire damage; ceiling contains holes, rotten and/or in disrepair due to fire damage; missing sheetrock due to renovation throughout; missing electrical wiring due to renovations throughout; plumbing missing due to renovation.

Inspector Sheffield stated that a building permit was pulled for this property on July 2, 2012 but there have been no inspections.

Rosa McKenzie, Rosa Translation, stated that she will be serving as translator on behalf of the City.

Alejandro Garcia, 2612 West Florida Street, is the owner of the property. He indicated that he only received the second notice mailed to the house, not the first notice. It was determined that the first notice was signed by another person and not the owner.

Mr. Outling asked the owner to describe his plan and timeline to bring the property into compliance. Mr. Garcia stated that he plans to take out permits for electricity and plumbing. He also plans to insulate the house. A contractor estimated that it would take approximately \$12,000 and five months to complete repairs.

Inspector Loosemore plans to mail a current copy of violations to the owner at the 2612 West Florida Street mailing address.

Patricia Wysneski, 1607 Bayliff Street, commented that the house is in a moderate state of disrepair and she expressed her hope that the owner improves the property.

Ms. Moore-Dudley moved to continue the case for 60 days. There was no second and the motion failed.

Mr. Outling moved to uphold the Inspector. There was no second and the motion failed.

Ms. Moore-Dudley moved to continue the case for 30 days until the May 14, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 4-1 in favor of the motion. (Ayes: Sullivan, Ata, Moore-Dudley, Sheridan. Nays: Outling.)

Members asked the owner to return in 30 days with clearance on ownership, a timeline for completion, a plan for repairs, and the proper permits.

**(18) 405 E Whittington Street** (TMN 17-11-13/Parcel # 0001366) Adele Wicker, Owner - In the Matter of Order to Repair, Alter or Improve the Structure(s). Continued from the November 13, 2012; December 21, 2012 and February 8, 2013 Minimum Housing Commission Meetings. Inspectors Covington and Loosemore **(CONTINUED UNTIL MAY 14, 2013 MEETING)**

Inspector Loosemore stated that this case is continued from the November 13, 2012; December 21, 2012; and February 8, 2013 meetings.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

There was a notice to secure this property and it was secured. The list of violations include unclean/unsanitary floors, ceilings and/or walls; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; wall has cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; ceiling contains holes, loose material and/or in disrepair; electrical equipment needs to be properly installed and maintained; power not on at time of inspection, needs to be on and inspected before case can be completed; exterior walls have loose or rotted material; property needs to be graded to prevent accumulation of standing water; exterior wood surfaces need to be maintained by painting or other protective coating; roof drains, gutters and downspouts in disrepair; exposed wiring at outlet; exposed wiring at light fixture; missing smoke detector; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; every dwelling unit shall contain a bathtub or shower, bathroom sink, toilet and separate kitchen sink, missing bathroom/kitchen sink, toilet; doors need to be

weather tight; locks not maintained or missing from windows; screens required on windows; broken windows; windows need to be weather tight; windows need to be weather tight; screens on doors should be self-closing and latching; guardrails are loose, damaged or improperly maintained, front porch missing pickets; owner was asked a third time to secure the property.

There was no one present to speak on the property.

Inspector Covington reported that the property is still in probate per the heir, Mr. Wicker, 1012 North Eugene Street.

Mr. Wicker was present for the meeting but had to leave early.

Ms. Moore-Dudley moved to continue the case for 30 days until the May 14, 2013 meeting for an update, seconded by Ms. Ata. The Commission voted unanimously 3-2 in favor of the motion. (Ayes: Ata, Sheridan, Moore-Dudley. Nays: Outling, Sullivan.)

Chair Sullivan requested that this case be placed at the beginning of continued cases at the May 14, 2013 meeting.

**(19) 1116 Caldwell Street – (TMN 32-12-9) Stephen and Alice Agapion, Owner(s) - In the Matter of Order to Repair, Alter or Improve the Structure(s). Continued from the March 8, 2013 Minimum Housing Commission Meeting. Inspectors Covington and Loosemore (CONTINUED UNTIL JULY 9, 2013 MEETING)**

Inspector Loosemore stated that this case was continued from the March 8, 2013 meeting.

Counsel Williams asked Inspector Loosemore if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was April 5, 2013 by Inspector Covington; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes. Inspector Loosemore stated that she agreed with these questions.

Inspector Loosemore stated that the property was ordered to be secured and it was secured. The list of violations include cracked or missing switch plate cover; exposed working at light fixture; missing smoke detector; inoperable smoke detector; gas/electric not on at time of inspection, needs to be on and inspected before case can be completed; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection, needs to be on and inspected before case can be completed; water heater relief valve improperly installed and/or maintained; power not on at time of inspection, needs to be on and inspected before case can be completed; unclean/unsanitary floors, ceilings and/or walls; broken window; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; needs premises identification; all sidewalks, walkways, driveways, stairs, and parking spaces shall be maintained.

Inspector Sheffield stated that there are no permits for this property.

Chair Sullivan asked if anyone was present wishing to speak on this case.

Andy Knight, 607 Summit Avenue, informed members that he just purchased the property. The deed was recorded on April 5, 2013 although he closed on the property January 3, 2013. He expects to address all the issues within 90 days. Contractors have been secured and work should begin soon.

Ms. Ata moved to continue the case 90 days until the July 9, 2013 meeting, seconded by Ms. Moore-Dixon. The Commission voted unanimously 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Moore-Dudley, Sheridan, Outling. Nays: None.)

**REQUEST TO RESCIND:**

**(20) 506 Logan Street** – (TMN 71-2-4/Parcel #0007349) Samara and Walter T. Johnson III, Owner(s) - In the Matter of Order to Repair, Alter or Improve the Structure(s). Inspectors Covington and Loosemore  
**(RESCINDING DUE TO ERROR IN SERVICE – UPHELD)**

Ms. Ata moved to rescind 506 Logan Street due to an error in service, seconded by Ms. Moore-Dudley. The Commission voted 5-0 in favor of the motion. (Ayes: Sullivan, Ata, Moore-Dudley, Sheridan, Outling. Nays: None.)

**ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:30 p.m.

Respectfully submitted,

Kathleen Sullivan  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd